

# SAN ANTONIO PLANNING COMMISSION AGENDA



March 22, 2006  
2:00 P.M.



James Darryl Byrd, *Chairperson*

Murray H. Van Eman, *Vice Chair*

Robert Hanley

Jose R. Limon

Elisa Chan

Cecilia Garcia *Chair – Pro Tem*

Amelia Hartman

Dr. Francine S. Romero

John Friesenhahn

♿ THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD. ♿

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:30 P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held September 16, 2005.
- Briefing on agenda items may be discussed (Development Services)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

		Council District	Ferguson Index #
A. 05-025	West Cove Village (At the southwest corner of the intersection of North Ellison Drive and Military Drive West.)	6	612 D-2
B. 05-035	Laura Heights (On Galm Road, west of Shaenfield.)	OCL	545 E-6
C. 06-003	Shadow Canyon (At the intersection of IH 10 West and Shadow Canyon.)	OCL	511 E-2

**REPLATS:**

- |                  |   |              |                |
|------------------|---|--------------|----------------|
| <b>D. 050257</b> | <b>COSA – ACF, Unit 1</b>   | <b>6</b>     | <b>614 E-6</b> |
|                  | (On the south side of Old W. Hwy 90, east of S. Callaghan Rd. and on the west side of State Hwy 151 north of Castroville Road.) |              |                |
| <b>E. 050334</b> | <b>Great NW Center at Grissom Road</b>  | <b>6</b>     | <b>579 B-4</b> |
|                  | (At the northeast intersection of Timber Path and Grissom Road.)  |              |                |
| <b>F. 050429</b> | <b>Ingram Square Center</b>   | <b>7</b>     | <b>580 A-7</b> |
|                  | (On the east side of Ingram Road at North Western Drive, west of NW Loop 410.)  |              |                |
| <b>G. 050648</b> | <b>Texas Shine Express Stone Oak</b>  | <b>9</b>     | <b>482 E-7</b> |
|                  | (West of the intersection of Huebner Road and Stone Oak Parkway, on Huebner Road.)  |              |                |
| <b>H. 060100</b> | <b>Dominion 4A (PUD) Replat</b>   | <b>8</b>     | <b>479 F-1</b> |
|                  | (The extension of Dominion Drive from Aue Road.)  |              |                |
| <b>I. 060104</b> | <b>Wachovia Crossroads</b>  | <b>7/OCL</b> | <b>581 C-3</b> |
|                  | (Southeast of the intersection of Fredericksburg Rd and NW Loop 410, on Fredericksburg Rd.)                                     |              |                |

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**CONSENT ITEMS**

**NOTICE TO THE PUBLIC:** All matters listed under “Consent Agenda “ are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-14 HELD ABOVE:**

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|-----------|---------------|---|------------|----------------|
| <b>6.</b> | <b>05-025</b> | <b>West Cove Village PUD</b>  | <b>6</b>   | <b>612 D-2</b> |
|           |               | (At the southwest corner of the intersection of North Ellison Drive and Military Drive West.)                                       |            |                |
| <b>7.</b> | <b>05-035</b> | <b>Laura Heights PUD</b>  | <b>OCL</b> | <b>545 E-6</b> |
|           |               | (On Galm Road, west of Shaenfield.)   |            |                |
| <b>8.</b> | <b>06-003</b> | <b>Shadow Canyon PUD</b>  | <b>OCL</b> | <b>511 E-2</b> |
|           |               | (At the intersection IH 10 West and Shadow Canyon Drive.)   |            |                |
| <b>9.</b> | <b>050257</b> | <b>COSA – ACF, Unit 1</b>   | <b>6</b>   | <b>614 E-6</b> |
|           |               | (On the south side of Old W. Hwy 90, east of S. Callaghan Rd. and on the west side of State Highway 151 north of Castroville Road.) |            |                |

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|-----|--------|--|-------|---------|
| 10. | 050334 | <b>Great NW Center at Grissom Road</b><br>(At the northeast intersection of Timber Path and Grissom Road)                  | 6     | 579 B-4 |
| 11. | 050429 | <b>Ingram Square Center</b><br>(On the east side of Ingram Road at North Western Dive, west of NW Loop 410.)               | 7     | 580 A-7 |
| 12. | 050648 | <b>Texas Shine Express Stone Oak</b><br>(West of the intersection of Huebner Road and Stone Oak Parkway, on Huebner Road.) | 9     | 482 E-7 |
| 13. | 060100 | <b>Dominion 4A (PUD) Replat</b><br>(The extension of Dominion Drive from Aue Road.)  | 8     | 479 F-1 |
| 14. | 060104 | <b>Wachovia Crossroads</b><br>(Southeast of the intersection of Fredericksburg Rd. and NW Loop 410, on Fredericksburg Rd.) | 7/OCL | 581 C-3 |

**PLATS:**

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|-----|--------|--|-----|---------|
| 15. | 050319 | <b>Trinity Oaks Unit 8 PUD</b><br>(On the northwest corner of Trinity Woods and Sierra Peak intersection.)                                     | OCL | 451 E-4 |
| 16. | 050357 | <b>Summit at Canyon Springs PUD</b><br>(On the Westside of Canyon Gold Road at the Pinnacle Falls Street intersection)                         | OCL | 451 A-7 |
| 17. | 050400 | <b>Westcove Village PUD</b><br>(At the southwest intersection of West Military Drive and Ellison Drive.)                                       | 6   | 612 D-4 |
| 18. | 050469 | <b>Wildhorse Subdivision, Unit 25</b><br>(East of Galm Road, north of Shaenfield Road, south of Braun Road and west of Loop 1604/Leslie Road.) | OCL | 546 B-5 |
| 19. | 050563 | <b>San Roman Subdivision</b><br>(At the northeast corner of Craigmont Lane and Allena Drive.)  | 1   | 582 B-2 |
| 20. | 050624 | <b>The Enclave at Hausman, Unit 1</b><br>(On the southern side of FM 1560/Hausman Road, near the cut-off of Hausman Road and FM Loop 1604.)    | 8   | 513 B-8 |
| 21. | 050664 | <b>Valley View, Unit 5A</b><br>(On the east side of Sunview Valley, north of Binz-Engleman Road.)  | OCL | 586 A-6 |

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|-----|--------|--|---|---------|
| 22. | 050685 | <b>Hausman Road Tech Center</b><br>(On the south side of Hausman Road, west of IH 10 W, and east of Regency Road.) | 8 | 514 C-8 |
| 23. | 060003 | <b>Mission Creek Academy</b><br>(On the northeast corner of South Presa/Spur 122 and Mission Shadow intersection.) | 3 | 683 F-3 |

**SPECIAL PROJECTS:**

24. **S.P. 1224** – Request for a 10-year term License Agreement to construct, operate and maintain a pedestrian skybridge over and across the 5000 Blk. Of De Zavala Road, located in Council District 8. (Department of Asset Management)
25. **S.P. 1260** – Request to accept, declare as surplus and sell a 0.076-acre tract of land and declare as surplus and sell other tracts of City-owned real properties. (Department of Asset Management)
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**INDIVIDUAL CONSIDERATION**

**PLATS:**

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|-----|--------|--|-----|---------|
| 26. | 040575 | <b>Grace Baptist Temple (Variance)</b><br>(West of IH 10 West, north of Wurzbach Road, east of Gardendale Street and on the south side of Bluemel Road.) | 8   | 549 A-6 |
| 27. | 050358 | <b>Terra Bella, Unit 1 (Variance)</b><br>(Approximately 124' west of Edgewater, north of Hardy Oak.)   | OCL | 482 C-2 |
| 28. | 060032 | <b>West Quincy (Variance)</b><br>(At the Southwest intersection of west Quincy and north Main Ave.)  | 1   | 616 E-4 |

**VARIANCES and APPEALS:**

- |     |        |  |   |         |
|-----|--------|--|---|---------|
| 29. | 060053 | <b>Foster Meadows, Unit 13A-2 (Completeness Appeal)</b><br>(On the north side of Lake Victoria, east of Vista Lake.)             | 2 | 653 B-3 |
| 30. | 060054 | <b>Foster Meadows, Unit 13C (Completeness Appeal)</b><br>(On the south side of Sinclair Road, east of Glacier Lake.)             | 2 | 653 B-3 |
| 31. | 060059 | <b>Foster Meadows, Unit 13B (Completeness Appeal)</b><br>(On the northwest corner of Vista Lake and Lake Victoria intersection.) | 2 | 653 B-3 |

**LAND TRANSACTIONS:**

32. Public hearing and consideration of a request to purchase property adjacent to and across the street from the Willie Velasquez Community Family Resource & Learning Center for expansion of the center. (Department of Community Initiatives)

**COMPREHENSIVE MASTER PLANS:**

33. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 2.45 acres located at 4210 Broadway Avenue, 135 Groveland Place and 151 Groveland Place, more specifically described by legal descriptions NCB 6015 Block A Lot 27, NCB 6015 Block Lot W 233.4 of L, NCB 6096 Block Lot 3 thru 10 and NCB 6096 Block Lot 11 & 12, from Neighborhood Commercial land use to Compact Multi-family Residential land use. (Planning Department)
34. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner/Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.49 acres located at 8288 Eckhert Road, more specifically described by legal description NCB 14618 P-37D & 37F ABS664, from Medium Density Residential land use to High Density Residential land use. (Planning Department)

**OTHER ITEMS:**

35. Presentation and consideration of a proposed amendment to Chapter 35 of the City Code providing for a waiver of required sidewalk construction for residences under certain guidelines and the incorporation into the UDC of an editorial comment advising the reader of the availability of Federal Tax credits related to certain American with Disabilities Act (ADA). (Development Services)
36. Approval of the minutes for the March 8, 2006 Planning Commission meeting
37. Director's report
38. Questions and discussion
39. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
40. **ADJOURNMENT**